

WHAT:

- Recommended by the Legislature's Joint Study Committee to Study Growth Management.
- Affects **only areas with documented affordable housing problem** – currently these include 9 market areas in 7 southern and coastal counties – see Chart.
- Allows developers to submit subdivision proposals with lots down to 6,500 square feet if:
 - at least 30% of lots affordable;
 - a review board verifies that traditional design standards, including open space, are met; and
 - on public or community water and sewer.
- **Final approval stays with the town** through normal subdivision review.

WHY:

- Homes are out of reach of median income households in regions where 44% of the state's families live.
- Local zoning often requires lot sizes and other zoning dimensions to be so large that the lots are unaffordable. For example, in the Portland suburbs, **lots must be nearly the size of a football field.**
- **LD 2099 will allow the market to build reasonably priced homes, with assurance of good design.**



Example of a livable, affordable neighborhood, proposed for a town in southern Maine, that meets the traditional neighborhood design standards required in LD 2099

Market Area	Median Price	% Households that can't afford home
Belfast	\$129,500	80.1%
Kittery/York	\$199,000	72.7%
Stonington	\$138,250	65.5%
Boothbay Harbor	\$154,950	65.4%
Biddeford	\$161,900	64.9%
Rockland	\$121,000	59.2%
Ellsworth/Bar Harbor	\$119,900	56.6%
Portland	\$149,987	54.6%
Bath/Brunswick	\$129,000	52.2%

Source: Maine State Housing Authority, 2002

Unaffordable Market Areas

Belfast	0.64
Kittery/York	0.69
Stonington	0.76
Boothbay Harbor	0.76
Biddeford	0.77
Rockland	0.86
Ellsworth/ Bar Harbor	0.88
Portland	0.93
Bath/Brunswick	0.98

The lower the index, the less affordable the area.

Index under 1.0 indicates that median income household can't afford median priced home.

Affordable Market Areas

Sebago Lakes Region	1.00	Lincoln/Howland	1.43
Sanford	1.04	Bucksport	1.45
Bangor	1.09	Dexter/Pittsfield	1.48
Lewiston/Auburn	1.09	Outer Bangor	1.58
		Patten/Island Falls	1.70
Norway/Paris	1.12	Houlton	1.70
Calais	1.15	Fort Kent	1.71
Machias/Eastport	1.15	Madawaska	1.71
Rumford	1.15	Van Buren	1.71
Waterville	1.21	Presque Isle/Caribou	1.75
Jonesport/Milbridge	1.25	Greenville	1.84
Farmington	1.26	Dover-Foxcroft	1.88
Skowhegan	1.29	Millinocket/East Millinocket	2.37
Augusta	1.31		

Source: Maine State Housing Authority, 2002

LD 2099 An Act to Provide for Livable, Affordable Neighborhoods



*Choice
Affordability
Traditional Neighborhood Design*

Supported by:

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